

LOTS 2 & 3
IN OR 1725/1641
CORNWALL SURVEY

ROMERO WALDO E SR TRUSTEE OF ROMERO LVG TRUST
27118 ROMERO DRIVE
HILLIARD, FL 32046

2023

11-3N-23-2020-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																						VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 280,000 TOTAL MARKET VALUE 7,025 SOH/AGL Deduction 0 ASSESSED VALUE 7,025 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,025 TOTAL JUST VALUE 280,000 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0											
DOR CODE		5600																		TIMBERLAND 70-79													
MAP NUM																				MKT AREA		09											
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																				CORNERSTONE RD, HILLIARD		BLD DATE		LGL DATE		05/19/2023		MLU					
EXTRA FEATURES																				SALES DATA													
																				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
																				1725/1641	1/20/2011	WD U	V	11	100								
																				GRANTOR: ROMERO WALDO E & VERO							GRANTEE: ROMERO WALDO E SR &						
																				1704/0161	8/26/2010	WD U	V	30	100								
																				GRANTOR: ROMERO WALDO E & VERO							GRANTEE: ROMERO WALDO E SR &						
BUILDING NOTES																																	
BUILDING DIMENSIONS																																	
LAND DESCRIPTION										TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	410.00	410.00	6,150																
2	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875																
3	009910	M	MKT.VAL.AG	0	0007		0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000																
REVIEW DATE 05/19/2023 BY MLU Total Acres: 20.00 Total Land Value: 7,025 Market: 280,000 Agricultural: 7,025 Common: 0 PRINTED 08/02/2023 BY SYS																																	